FOR SALE/TO LET
INDUSTRIAL

GRAHAM SIBBALD

3 The Caxton Centre, Porters Wood, St Albans, AL3 6XT

- Mid terraced hi tech unit with first floor mezzanine office
- Strong commercial location on established estate
- Four parking spaces plus additional visitor parking within estate
- Suitable for a variety of occupiers

LOCATION

Situated within the Caxton Centre in Porters Wood, 1 mile north of St Albans City centre and 3.5 miles south of Harpenden.

St Albans mainline train station	1.5 Miles
A1(M) (Junction 3)	5.5 Miles
M25 (Junction 21a)	5.5 Miles
M1 (Junction 9)	6.5 Miles
A414	4 Miles

DESCRIPTION

A modern light industrial/high-tech unit arranged over ground and first floors.

At ground floor level, double doors open into a racked packing/warehouse area with height of 2.4m. The ground floor also includes two WCs (one incorporating a shower), a kitchenette, and a rear office/storage room.

The first floor offices have an open-plan workspace, three meeting rooms, and perimeter trunking with inset Cat V data cabling. The office areas benefit from air conditioning, and as there is no gas supply, heating throughout the property is electric.

The unit is equipped with both intruder and fire alarm systems.

There are 4 parking spaces externally plus additional p elsewhere on the estate for visitors.

ACCOMMODATION

Ground Floor	1,529 Sq Ft	142.04 Sq M
First Floor	1,498 Sq Ft	139.16 Sq M
Total	3,027 Sq Ft	281.21 Sq M

RATEABLE VALUE

From online enquiries we understand that the current rateable value is £40,250.

Business rates payable will be £17,790.50 for 2026/27

VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

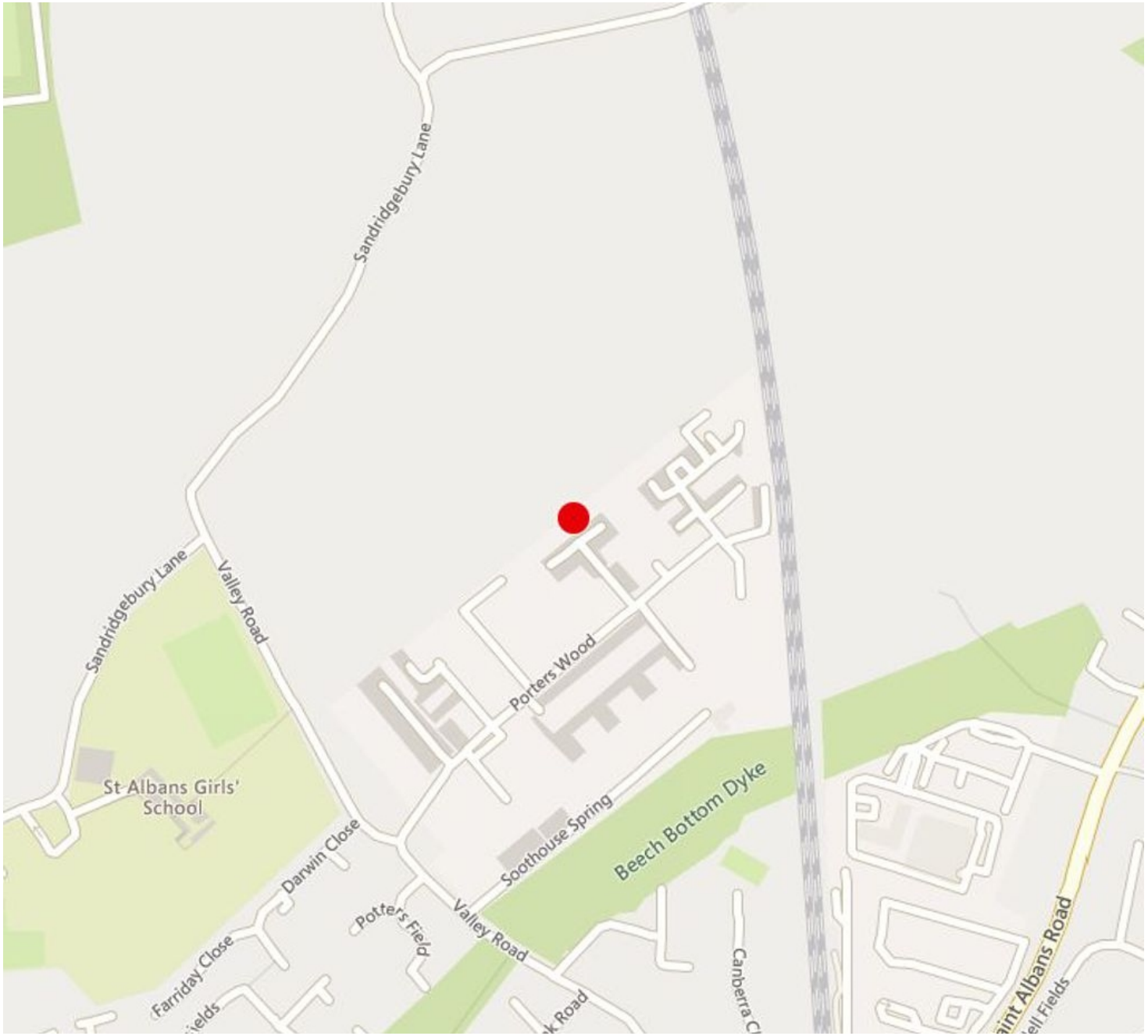
ENERGY PERFORMANCE CERTIFICATE
Awaited

QUOTING RENT
£42,950 Per Annum

TENURE
The premises are available by means of a new lease for a term to be agreed at a rent of £42,950 per annum.

Alternatively, the long leasehold interest may be sold- further details available on request.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:

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IMPORTANT NOTICE
1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.